



Mardross GARDENS

...bringing more life to community living



For over 55s

33 Mardross Court, North Albury NSW 2641 | Ph: (02) 6025 4951



MARDROSS GARDENS AT A GLANCE

✓	Gated community with covered walkways throughout
✓	Fully catered or self catered options available
✓	Home maintenance is looked after for you
✓	All units have reverse-cycle air-conditioning and ceiling fans
✓	Security screens fitted to all doors and windows
✓	Community dining, library and social room
✓	Optional social activities organised in consultation with residents
✓	Optional emergency call system
✓	Pets under 10kg are welcome



HAVE THE FREEDOM OF INDEPENDENT LIVING

- **No expensive up-front fees – just an initial refundable tenancy bond**
Free up your money for the more important things in life
- **No hidden costs, just one rental fee**
Everything else has been taken care of for you
- **Long term leases available**
Leases can be anywhere between 6 months to 5 years
- **No exit fees**



THE MOVING DECISION

Our residents choose to become a member of Mardross Gardens for a whole range of reasons.

- Their home becomes too expensive and too difficult to maintain
- Their garden is too big
- They want more free time and a change in lifestyle
- They want to spend more time with people of similar backgrounds
- Affordability

Everyone has different circumstances and reasons. Why not give us a call and arrange an inspection of Mardross Gardens on (02) 6025 4951.



INDEPENDENT LIVING OPTIONS

FULLY INDEPENDENT HOME

Our fully independent units are a one bedroom unit with separate lounge and kitchen. The kitchen includes an oven, hotplates and a full size refrigerator. These units are fully self contained and allow you to maintain full independence.

SINGLES HOME – MEALS INCLUDED

Our singles unit comes fitted with a kitchenette which includes a microwave and refrigerator. Meals are included in your weekly tariff.

COUPLES HOME – MEALS INCLUDED

Our couples unit comes fitted with a kitchenette which includes a microwave and refrigerator. Meals are included in your weekly tariff.

RESIDENT TESTIMONIAL

I am sitting in my cosy little unit writing this as I feel so grateful to be here. I came to live here on the 9th January 2005.

There are so many advantages of being a resident here. Not only are our units cosy in the winter but are also very comfortable in the summer months.

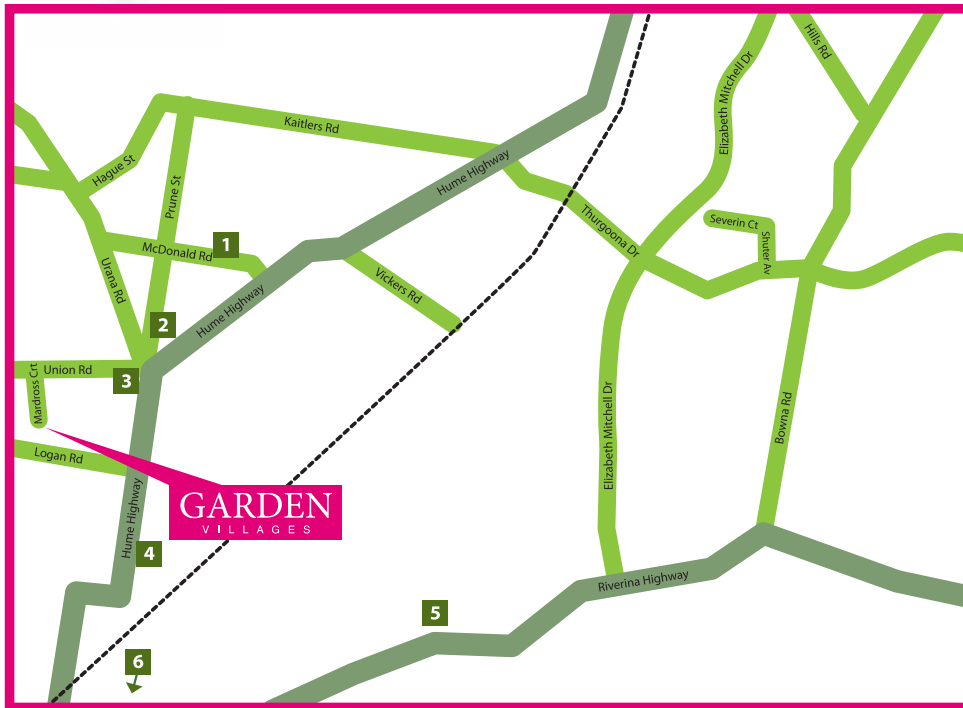
Our managers are very caring and specialise in making sure we have very wholesome meals and plenty of fresh fruit available for us.

Our bed linen and towels are collected and washed for us each week. An added bonus is that everyone is so friendly and helpful that one never feels lonely. This is my home now!

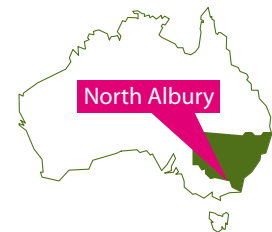
Beryl Hunt












COMMUNITY MAP



- 1 Lavington Shopping Centre
- 2 Bowls Club
- 3 Mate Street Pharmacy
- 3 Mate Street Medical Centre
- 4 Licensed Post Office
- 5 Albury Airport
- 6 Train Station
- 6 Albury Base Hospital



QUICK FACTS

 Public Transport – 150 m	 Public Library – 1.5 km
 Hospital – 7km	 Post Office – 1.5 km
 Shopping Centre – 1.5 km	 Doctor – 1.5 km
 Bowls Club – 300 m	 Chemist – 1.5 km
 Hairdresser – monthly	 RSL Club – 4 km

The best way to experience the village is to visit in person and have a chat with our friendly Village Manager.
Phone the number below and book an inspection today.

Call 1800 44 54 64

For more information: www.gardenvillages.com.au

Disclaimer: This fact sheet has been prepared in good faith and is for information purposes only; all information contained within is accurate and correct at time of production (February 2010). Images and maps are for representation purposes only. This fact sheet is subject to change at Garden Villages Management Trust's discretion without any notice.